

# Canyon County, ID Web Map



6/22/2023, 10:56:30 AM



Multiple Parcel Search \_Query result



Hydro\_NHDFlowline



Hydro\_NHDFlowline



CC\_PrivateRoads

CanyonCountyRoads

Roads

ITDFunctionalClassification

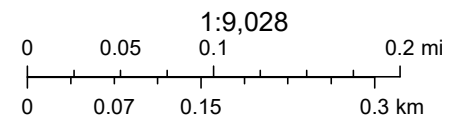
Major Collector

Canyon County Imagery\_2019

Red: Band\_1

Green: Band\_2

Blue: Band\_3



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |



# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: Jeff VanWinkle
	MAILING ADDRESS: 7388 Desert Wolf Ln, Star ID 83669
	PHONE: [REDACTED] EMAIL: [REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: \_\_\_\_\_

Date: 9/9/21

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: _____ EMAIL: _____

<b>SITE INFO</b>	STREET ADDRESS: 7388 Desert Wolf Lane
	PARCEL #: R33805010A0 LOT SIZE/AREA: 5.18 acres
	LOT: _____ BLOCK: _____ SUBDIVISION: _____
	QUARTER: _____ SECTION: 02 TOWNSHIP: 4N RANGE: 2W
	ZONING DISTRICT: _____ FLOODZONE (YES/NO): _____

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input checked="" type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: SD2022-0046

DATE RECEIVED: 9/16/22

RECEIVED BY: Maddy Vander Veen

APPLICATION FEE: \$1800 (CK) MO CC CASH

## SHORT PLAT SUBMITTAL LIST

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

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- A. The proposed subdivision does not exceed fourteen (14) lots.
- B. No major special development considerations are involved such as development in the floodplain, hillside development, etc. and
- C. All required information for both preliminary and final plat is complete and in acceptable form. **CCZO 07-17-17**

#### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

	<input checked="" type="checkbox"/> Master Application completed and signed
	<input checked="" type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, and how you will mitigate negative impacts
	<input checked="" type="checkbox"/> Subdivision Worksheet
	<input checked="" type="checkbox"/> Irrigation Plan Application
	<input type="checkbox"/> Copy of Preliminary and Final Plat
N/A	<input type="checkbox"/> Private Road application (if internal roads are private)
N/A	<input type="checkbox"/> Easement reduction application (if requesting less than 60 feet easement width)
	<input type="checkbox"/> Preliminary Drainage plan
	<input type="checkbox"/> Preliminary Irrigation plan
	<input type="checkbox"/> Preliminary Grading plan, if applicable
	<input type="checkbox"/> Final Drainage Plan
	<input type="checkbox"/> Final Irrigation Plan
	<input type="checkbox"/> Final Grading Plan, if applicable
	<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
	<input checked="" type="checkbox"/> <b>\$1680 + \$10/Lot + \$100 (if in City Area of Impact) non-refundable fee</b>

#### NOTES:

1. Short plats follow the standard public hearing process with the preliminary plat being heard by the Planning and Zoning Commission and the final plat heard by the Board of County Commissioners.
2. After the plat is reviewed and found to be in compliance, an **additional five (5) copies and one electronic version of the final plat** shall be submitted.

#### PROCESS: PUBLIC HEARING PROCESS

# SUBDIVISION WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



### GENERAL

1. **HOW MANY LOTS ARE YOU PROPOSING?**  
Residential 2 Non-buildable 0 Common 0
2. **AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS**  
2.59 ACRES

### IRRIGATION

1. **IRRIGATION WATER IS PROVIDED VIA:**  
☐ Irrigation Well ☒ Surface Water
2. **WHAT PERCENTAGE OF THE PROPERTY HAS WATER?** 0 %
3. **HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY?** 0
4. **HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?**  
natural drainage
5. **HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?**  
There is no established drainage system in the area.

### ROADS

1. **ROADS WITHIN THE DEVELOPMENT WILL BE:**  
☐ Public ☒ Private ☐ N/A  
(Desert Wolf Lane)  
\* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat\*

### HILLSIDE DEVELOPMENT

1. **OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?**  
Residential 0 Non-Buildable 0 Common 0
2. **WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?**  
☐ YES ☒ NO

\*If YES, a grading plan is required.

# **SUBDIVISION WORKSHEET**

## **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

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### **SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT**

1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?  
☐ YES ☒ NO
2. IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?  
☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING

**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Fax: 208-454-6633



Revised 1/7/2021

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? \_\_\_\_\_ Yes \_\_\_\_\_ No  
**If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.**

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: \_\_\_\_\_

Drainage: \_\_\_\_\_

3. How many acres is the property being subdivided? \_\_\_\_\_

4. What percentage of this property has water? \_\_\_\_\_

5. How many inches of water are available to the property? \_\_\_\_\_

6. How is the land currently irrigated? ☐ Surface ☐ Irrigation Well  
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe
7. How is the land to be irrigated after it is subdivided? ☐ Surface ☐ Irrigation Well  
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

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9. Are there irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?

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11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

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===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed:  Date: 09/09/21  
Property Owner (Application Submitted)

Signed: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Director / Staff



## Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

- 1 ☐ All canals, ditches, and laterals with their respective names.
- 2 ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3 ☐ Rise locations and types, if any.
- 4 ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5 ☐ Slope of the property in various locations.
- 6 ☐ Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7 ☐ Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- 8 ☐ Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9 ☐ Other information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Also, provide the following documentation:**

- ☐ Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

# SITE PLAN & LETTER OF INTENT - CHECKLIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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Phone: 208-454-7458

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**The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:**

- |  |
|--|
| <input type="checkbox"/> All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc. ) |
| <input type="checkbox"/> Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.                                     |
| <input type="checkbox"/> Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses             |
| <input type="checkbox"/> Easement locations and dimensions   |
| <input type="checkbox"/> Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope                       |
| <input type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain  |
| <input type="checkbox"/> Existing or proposed fences   |
| <input type="checkbox"/> Signs   |
| <input type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features                          |
| <input type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.   |
| <input type="checkbox"/> Any other site features worth noting  |

**The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:**

- |   |
|---|
| <input type="checkbox"/> A description of the proposed use and existing uses  |
| <input type="checkbox"/> A description of the proposed request and why it is being requested  |
| <input type="checkbox"/> Expected traffic counts and patterns   |
| <input type="checkbox"/> Phasing of development   |
| <input type="checkbox"/> How proposed use may affect neighboring uses   |
| <input type="checkbox"/> A description or further explanation of the site features (see site plan list above)                             |
| <input type="checkbox"/> Explanation of any other permits through other agencies that may be required                                     |
| <input type="checkbox"/> Description of business operations, such as number of employees, hours of operation, delivery and shipping       |
| <input type="checkbox"/> A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies |
| <input type="checkbox"/> Any other items which may require further explanation  |

# **PUBLIC HEARING LEVEL APPLICATION PROCESS**

## **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

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1.

- DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)

2.

- NEIGHBORHOOD MEETING (HOSTED BY APPLICANT)

3.

- SUBMIT APPLICATION & FEES TO DEVELOPMENT SERVICES

4.

- STAFF REVIEW OF APPLICATION AND SCHEDULE FOR PLANNING AND ZONING COMMISSION HEARING

5.

- NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC (30-60 DAYS)

6.

- STAFF REPORT PREPARATION

7.

- PLANNING & ZONING COMMISSION HEARING (THURSDAY EVENINGS)

8.

- SCHEDULE BOARD OF COUNTY COMMISSIONER'S HEARING (~4 WEEKS)

9.

- RE-NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC

10.

- BOARD OF COUNTY COMMISSIONERS HEARING (DAY MEETINGS)

11.

- REQUEST FOR RECONSIDERATION

**Canyon County Development Services**

111 N. 11th Ave. Room 140, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyonco.org**Planning Division Email:** zoninginfo@canyonco.org**Receipt Number:** 76275**Date:** 9/16/2022**Date Created:** 9/16/2022**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Jeff Vanwinkle**Comments:** SD2022-0046**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Combining Preliminary and Final Plats - Short Plat - No Improvements Required	SD2022-0046	\$1,680.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional City Impact Area Fee	SD2022-0046	\$100.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional Per Lot Fee (Per Application)	SD2022-0046	\$20.00	\$0.00	\$0.00

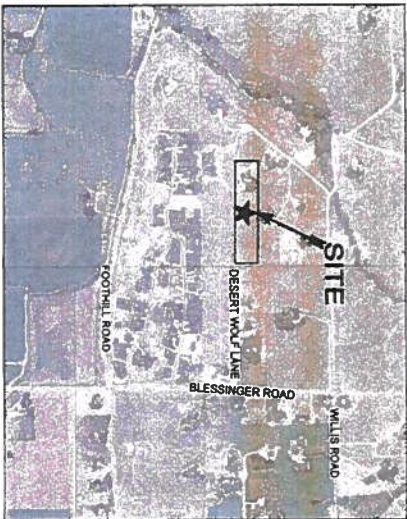
**Sub Total:** \$1,800.00**Sales Tax:** \$0.00**Total Charges:** \$1,800.00**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1058	\$1,800.00

**Total Payments:** \$1,800.00**ADJUSTMENTS****Receipt Balance:** \$0.00



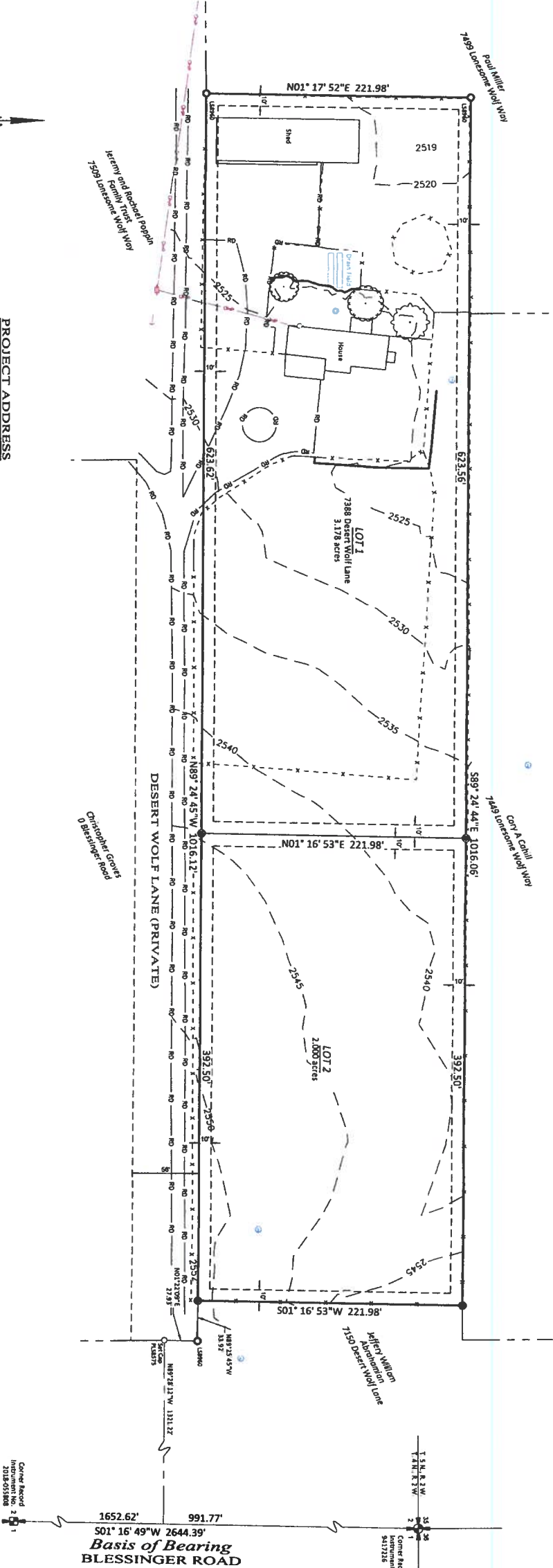
Preliminary Plat  
Vanwinkle Subdivision  
situate in the Government Lot 2 of Section 2,  
Township 4 North, Range 2 West, Boise Meridian  
Canyon County, Idaho  
2022



VICINITY MAP  
NOT TO SCALE

Jeff Vanwinkle  
7388 Desert Wolf Lane  
Star, ID 83669

IHMH  
engineering  
601 S. Progress Avenue, Suite 20  
Meridian, ID 83642  
(208) 342-1507



BASIS OF BEARING

The basis of bearing for this survey was established by GPS techniques, projected to the Idaho State Plane coordinate system, NAD 83 datum, West zone. All bearings shown are on grid azimuth and all distances shown are at ground. Refer to the drawing for the specific line and monument used.

BENCHMARK

The reference benchmark for this survey is the National CORS Network, elevation brought to site via static GPS observations and processed using the National Geodetic Survey, "Gps" utility and post processing software. Refer to drawing for on-site control values.

CERTIFICATE OF SURVEYOR

I, Ronald M. Hodge, do hereby certify that I am a Registered Land Surveyor, licensed by the State of Idaho and that this preliminary plat of Vanwinkle Subdivision, was drawn from an actual survey made on the ground and accurately represents that survey.

Ronald M. Hodge, PLS



Check Set

DATE: 10/17/22  
PROJECT: 22072  
DRAWN BY: JHV  
CHECKED BY: RPH  
SCALE: AS SHOWN  
NO. OF SHEETS: 1

PROJECT ADDRESS

7388 Desert Wolf Lane, Star, ID

DEVELOPER/APPLICANT

Jeff Vanwinkle  
7388 Desert Wolf Lane  
Star, ID 83669  
208.870.1290  
jeffvanwinkle@gmail.com

ENGINEER

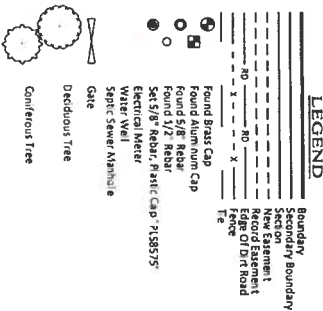
IHMH engineering  
3882 N. Schenker Way, Suite 104  
Coeur d'Alene, ID 83815  
208.635.5825  
ihmw@ihmh-llc.com

SURVEYOR

IHMH engineering  
680 W. 28th S, Progress Avenue  
Meridian, ID 83642  
208.342.7957  
rhodge@ihmh-llc.com

LAND USE SUMMARY

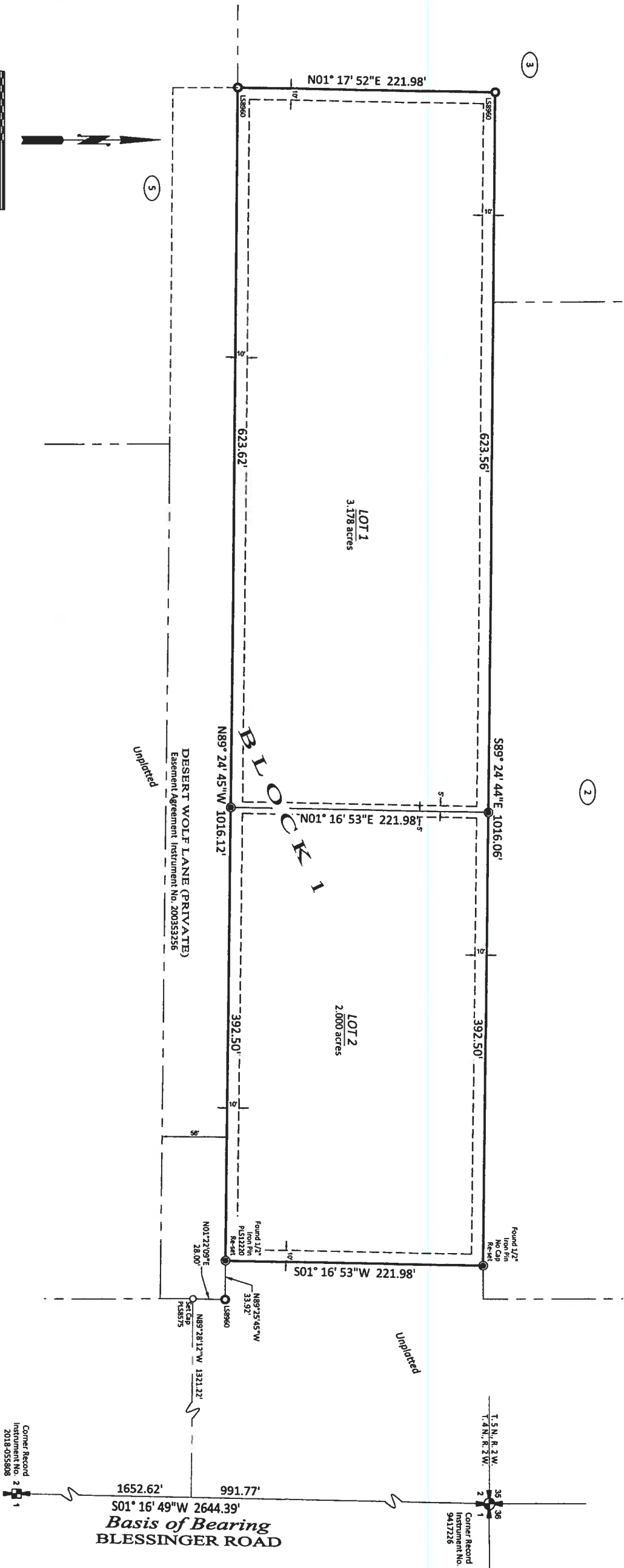
Total Area: 5.178 acres



VANWINKLE SUBDIVISION

situate in the Government Lot 2 in Section 2  
Township 4 North, Range 2 West, Boise Meridian  
Canyon County, Idaho  
2022

BOOK PAGE



- LEGEND**
- Boundary
  - Section
  - New Utility Easement
  - Record Easement
  - Tie
  - Found Brass Cap
  - Found Aluminum Cap
  - Found 5/8" Rebar
  - Found 1/2" Rebar
  - Set 5/8" rebar, Plastic Cap "PLS575"
  - Desert Wolf Subdivision Lot Number

REFERENCES

- S1 - Desert Wolf Subdivision, Book 33, Page 11
- R1 - Record of Survey Instrument No. 410843
- R2 - Record of Survey Instrument No. 870603
- R3 - Record of Survey Instrument No. 200022127
- R4 - Record of Survey Instrument No. 200227834
- R5 - Record of Survey Instrument No. 2021-019498

BASIS OF BEARING

The Basis of Bearing for this survey was established by GPS observations, projected to the Idaho State Plane Coordinate System, NAD 83 Datum, West Zone. All bearings shown are on grid azimuth and all distances shown are at ground. Refer to the drawing for the specific line and monuments used.

NOTES

- The minimum building setbacks shall be in compliance with the Canyon County Standards applicable zoning and subdivision regulations, at the time of issuance of individual building permits.
- Lots shall not be reduced in size without prior approval from the health authority.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- All easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public & private utilities, pressurized/gravity irrigation, cable television/data, appurtenances thereto; and lot drainage.
- This development recognizes Section 22-4503 of the Idaho Code, Right to Farm Act, which states: "no agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding non-agricultural activities after it has been in operation for more than one (1) year, when the operation facility or expansion was not a nuisance at the time it began or was constructed, the provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- All lots shall have individual wells and septic systems.

FOR INFORMATIONAL PURPOSES ONLY  
ORIGINAL SIGNED BY:  
RONALD M. HODGE, PLS  
DATE ORIGINAL SIGNED:  
09-15-2022  
ORIGINAL ON FILE  
AT THE OFFICE OF  
HMH ENGINEERING



**HMH**  
engineering

680 S. Progress Avenue, Suite 2B  
Boise, ID 83642  
(208) 342-7957

VANWINKLE SUBDIVISION  
2022

BOOK PAGE

CERTIFICATE OF OWNERS

Know all people by these presents, that we the undersigned are the owners of the land herein described and that we intend to include said land in this plat:

A parcel of land situate in Government Lot 2, of Section 2, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the northeast corner of Section 2, monumented as shown on Corner Record Instrument No. 9417226, from which the east 1/4 Corner monumented as shown on Corner Record Instrument No. 2018-055808 bears, South 01°16'49" West, 2644.39 feet. Thence South 01°16'49" West, 991.77 feet to the center line of Desert Wolf Lane (Private); thence along said center line, North 89°28'12" West, 1321.22 feet to the easterly boundary of Desert Wolf Subdivision recorded in Book 33 of Plats at page 11 monumented by a found 1/2-inch iron pin with cap "PLS8575"; thence North 01°22'09" East, 28.00 feet to the northerly boundary of an easement agreement recorded as Instrument No. 200353256 monumented by a found 5/8-inch iron pin with cap "LS8960"; thence along said northerly boundary and the boundary of Desert Wolf Subdivision, North 89°23'45" West, 33.92 feet to the POINT OF BEGINNING monumented by a found 1/2-inch iron pin with cap "PLS12220" and re-set with a 5/8-inch iron pin with cap "PLS8575";

Thence continuing North 89°24'45" West, 1,016.12 feet along said boundaries to the southeast corner of Lot 3 of Desert Wolf Subdivision monumented by a found 5/8-inch iron pin with cap "LS8960";

Thence along the easterly boundary of said Lot 3, North 01°17'52" East, 221.98 feet to a found 5/8-inch iron pin with cap "LS8960";

Thence along the boundary of lots 3 & 2, South 89°24'44" East, 1,016.06 feet to a found 1/2-inch iron pin with no cap and re-set with a 5/8-inch iron pin with cap "PLS8575";

Thence South 01°16'53" West, 221.98 feet to the POINT OF BEGINNING.

Containing 5.147 acres, more or less

The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements.

In witness whereof, we have hereunto set our hand:

by: \_\_\_\_\_ by: \_\_\_\_\_  
Jeffery A. Vanwinkle - Owner Nancy L. Vanwinkle - Owner

ACKNOWLEDGMENT

State of Idaho  
County of Ada  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2022 before me, the undersigned, a Notary Public in and of said State, personally appeared Jeffery A. Vanwinkle and Nancy L. Vanwinkle, identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year in this certificate first above written.

Approval of Southwest District Health Department

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be re-imposed in accordance with Section 20-1326, Idaho Code, by the issuance of a certificate of disapproval.

Southwest District Health Department \_\_\_\_\_ Date \_\_\_\_\_

Certification of Approval of Canyon Highway District #4

Canyon Highway District has no responsibility for the streets shown on this plat, unless and until a petition has been received and approved together with a dedication of rights-of-way and evidence that said streets meet current Highway District Standards for Construction.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

Certification of Approval of City of Middleton

Accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the City of Middleton, Canyon County, Idaho.

Chairman \_\_\_\_\_ Clerk \_\_\_\_\_

Certification of Approval of Canyon County Commissioners

Accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the Canyon County Commissioners, Canyon County, Idaho.

Chairman \_\_\_\_\_ Clerk \_\_\_\_\_

Certification of Approval of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Canyon County, Idaho, do hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor \_\_\_\_\_ PLS \_\_\_\_\_ Date \_\_\_\_\_

Certification of County Treasurer

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF SURVEYOR

I, Ronald M. Hodge, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho and that this plat of Vanwinkle Subdivision, as described in the Certificate of Owners and depicted on the attached plat, was drawn from an actual survey made on the ground under my direct supervision, accurately represents the points platted thereon and, is in conformity with the State of Idaho Codes relating to Plats, Surveys and the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

\_\_\_\_\_  
Ronald M. Hodge, PLS



FOR INFORMATIONAL PURPOSES ONLY:  
ORIGINAL SIGNED BY:  
RONALD M. HODGE, PLS  
DATE ORIGINAL SIGNED:  
09-15-2022  
ORIGINAL ON FILE  
AT THE OFFICE OF  
HMH ENGINEERING.